



Order Filed on April 10, 2018 by
Clerk U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1(b)

RAS CITRON, LLC

130 Clinton Road, Suite 202

Fairfield, New Jersey 07004

Telephone Number: 973-575-0707

Attorneys for Secured Creditor

ALEISHA C. JENNINGS (AJ 2114)

In Re:

Mark Anthony Andreottis, II

aka Mark Andreotti

dba Praetorian Investor Svcs

Debtor.

Case No.: 17-15603-JKS

Chapter: 7

Hearing Date: April 10, 2018 at 10:00
am

Judge: John K. Sherwood

Recommended Local Form:

☒ Followed

☐ Modified

ORDER VACATING STAY

The relief set forth on the following page, is hereby **ORDERED**.

DATED: April 10, 2018



Honorable John K. Sherwood
United States Bankruptcy Court

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Debtors: Mark Anthony Andreottis, II aka Mark Andreotti dba Praetorian Investor Svcs

Case No.: 17-15603-JKS

Caption of Order: **Order Vacating Stay**

Upon the motion of DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR12, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR12, ("Secured Creditor") under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue Secured Creditor's rights in regard to the following:

☒ Real property more fully described as:

811 Willow Avenue, 1S, Hoboken, NJ 07030

It is further ORDERED that Secured Creditor, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

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Debtors: Mark Anthony Andreottis, II aka Mark Andreotti dba Praetorian Investor Svcs

Case No.: 17-15603-JKS

Caption of Order: **Order Vacating Stay**

It is further ORDERED that Secured Creditor may join the Debtor(s) and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other Chapter of the Bankruptcy Code.

Secured Creditor shall serve this Order on the Debtor(s), any trustee, and any other party who entered an appearance on the motion.

Imaged Certificate of Notice Page 4 of 4

United States Bankruptcy Court
District of New JerseyIn re:
Mark Anthony Andreottis, II
DebtorCase No. 17-15603-JKS
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Apr 11, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on
Apr 13, 2018.

db +Mark Anthony Andreottis, II, 101 St. Clair Ct., Princeton, NJ 08540-7345

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 13, 2018

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system on April 11, 2018 at the address(es) listed below:

Aleisha Candace Jennings on behalf of Creditor OCWEN LOAN SERVICING LLC ajennings@rasflaw.com
 Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC NJECFMAIL@mwc-law.com
 Andrew L. Spivack on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com
 Charles M. Forman cforman@formanlaw.com, lcapasso@formanlaw.com; cforman@iq7technology.com
 David J. Finkler on behalf of Creditor Travelers Insurance Co. DFinkler.LawDJF@verizon.net
 Denise E. Carlon on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC
 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 Kim R. Lynch on behalf of Trustee Charles M. Forman klynch@formanlaw.com, kanema@formanlaw.com
 Laura M. Egerman on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com,
 bkyecf@rasflaw.com; legerman@rasnj.com
 Meaghan Tuohy on behalf of Creditor 811 Willow Ave Condo Assoc. meaghan@2eklaw.com,
 G19176@notify.cincompass.com
 Michael A. Artis on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov
 Miriam Rosenblatt on behalf of Creditor OCWEN LOAN SERVICING LLC bkyecf@rasflaw.com,
 mrosenblatt@rasflaw.com
 Murphy Durkin on behalf of Creditor Kearny Bank maresta@durkinlawfirm.com
 Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
 United States Trustee USTPRegion03.NE.ECF@usdoj.gov
 William J. Levant on behalf of Plaintiff CATIC Title Insurance Company efile.wjl@kaplaw.com
 William J. Levant on behalf of Creditor New Jersey Title Insurance Company
 efile.wjl@kaplaw.com

TOTAL: 17